

PINE COVE SUBDIVISION

Recorded in Book 106 Page 73 of Plats

200 Scale Map Location: L-9-5

Fire Dept. District Map # 1917:53

MASTER SITE ADDRESS: 8299 W. GOWAN RD

BLOCK 1	LOT	12	8324	CAVARICCI AVE	E/W	PUBLIC STREET
		13	8320			
BLOCK 1	LOT	14	3561	WARMBREEZE WAY	N/S	PUBLIC STREET
		15	3565			
		16	3569			
BLOCK 2	LOT	1	3568	WARMBREEZE WAY	N/S	PUBLIC STREET
		2	3564			
		3	3560			
		4	3556			
		5	3552			
BLOCK 2	LOT	6	8305	CAVARICCI AVE	E/W	PUBLIC STREET
		7	8309			
		8	8313			
		9	8317			
		10	8321			
		11	8325			

ORIGINAL DATE: 9/25/2002

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT

Stephen Swenton for Chris Dingell

CHRIS DINGELL, PLANNER I

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THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

EXISTING WINDGATE - UNIT 1 BOOK 64 PAGE 60

EXISTING WINDGATE - UNIT 1 BOOK 64 PAGE 60

EXISTING COPPERHEAD - UNIT 1 BOOK 62 PAGE 16

DURANGO

YARBREEZE WAY

GOWAN ROAD

SCOTTSLUFF ST.

SURVEY REFERENCE

1. RECORD OF SURVEY FILE 53, PAGE 14
2. RECORD OF SURVEY FILE 54, PAGE 63
3. RECORD OF SURVEY FILE 58, PAGE 23
4. RECORD OF SURVEY FILE 67, PAGE 66
5. RECORD OF SURVEY FILE 69, PAGE 72
6. PLAT MAP BOOK 69, PAGE 4
7. PLAT MAP BOOK 69, PAGE 39

A.P.N. 138-09-301-003 UNDEVELOPED

CURVE TABLE

NUMBER	Δ	T	R	L
C1	87°02'18"	15.89	20.00	30.39
C2	92°34'18"	31.56	30.00	48.64
C3	07°39'46"	16.84	85.00	13.26
C4	16°35'58"	14.14	95.00	28.08
C5	124°31'6"	7.39	83.00	14.65
C6	311°8'27"	16.49	66.00	36.06
C7	29°02'48"	12.10	68.00	33.48
C8	28°25'44"	16.72	68.00	32.75
C9	27°38'10"	16.44	66.00	32.22
C10	131°7'18"	7.89	66.00	18.31
C11	163°31'6"	13.22	66.00	27.49
C12	08°22'28"	6.98	25.00	13.45
C13	92°57'42"	21.08	20.00	32.45
C14	42°54'16"	58.91	99.30	67.42
C15	142°42'44"	138.82	64.20	164.22

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 84°24'28" E	83.05
L2	S 44°33'43" E	14.35
L3	S 110°03'08" E	18.75
L4	N 19°59'23" E	6.43
L5	N 49°28'18" E	22.12
L6	N 81°20'49" E	14.99

SW 1/16 30-39 1228 10025

EXISTING MIRA VISTA - UNIT 1 BOOK 75 PAGE 61

EXISTING TUSCANY VILLAGE NORTHSHORE - UNIT 1 BOOK 69 PAGE 4

SW 1/16 30-39 1228 10025

NOTE:

DIRECT VEHICULAR ACCESS TO GOWAN ROAD FROM ADJUTING LOTS IS PROHIBITED. (Lot 1, block 2, Lot 14, 15 & 16, block 1)

- NOTE
1. PURSUANT TO NRS 278.017 ALL BEAR LOT CORNERS SHALL BE SET WITH A NAIL AND TAG WITH PLS. CORNER OR BLOCK WALL, AND ALL FRONT OR SIDE LOT CORNERS ADJOINING PUBLIC RIGHT-OF-WAY SHALL BE MARKED BY A SURVEY ON THE CONCRETE CURB AT THE PROLONGATION OF THE SIDE LOT LINE.
 2. SIGHT VISIBILITY RESTRICTION ZONES: NO LANDSCAPING OR SIGHT RESTRICTING IMPROVEMENTS (SUCH AS WALLS/FENCES) TALLER THAN THIRTY (30) INCHES ALLOWED WITHIN THE SHADDED AREAS. S.V.R.Z. IS TO BE PERMANENTLY MAINTAINED.

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE CORRECTED AND MUST BE CORRECTED BY REFERENCE TO THE COUNTY RECORDER'S COMPOSITE MAP BOOK NO. 278,000

FM-30-02

FALSTONE ENTERPRISES INC.
940 S. MARTIN LUTHER KING BLVD.
LAS VEGAS, NEVADA 89106
PH(702) 382-8141 FAX(702) 382-3103

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DATE: 04/09/2002
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FILE COPY

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